

TOWN OF WELLESLEY



MASSACHUSETTS

**ZONING BOARD OF APPEALS**  
888 WORCESTER STREET • SUITE 160 • WELLESLEY, MA 02482

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ZBA 2024-41  
Petition of Wellesley Country Club  
300 Wellesley Avenue

## INTRODUCTION

Wellesley Country Club, the "Applicant", has requested from the Zoning Board of Appeals (the "Board") the issuance of a site plan approval and a special permit subject to Section 3.8, Section 5.6 and Section 6.3 of the Zoning Bylaw authorizing a major construction project that includes construction of retaining walls, slope stabilization, a granite stairway and landscaping. The property is located in a 30,000 Square Foot Single Residence District and a Water Supply Protection District and is bounded by Forest Street on the west, residential neighborhoods and Parks, Recreation, and Conservation lands on the north, east and south.

On December 19, 2023, the Board granted Site Plan Approval for a major construction project that included construction of tiered retaining walls, slope stabilization, new landscaping, stone pavers, and revised paved cart paths, demolition and replacement of the existing comfort station and septic system. The Board approved a Special Permit for a major construction project in a Water Supply Protection District. The proposed project is a modification that reduces the scope of the approved Site Plan Approval, ZBA 2023-52.

## THE PROJECT

### Description

The Site consists of land located at 300 Wellesley Avenue totaling 149 acres, with 138 acres in Wellesley and 11 acres in Needham. 3.5 percent of the property is wetlands.

Square footage (Limit of Work) of the proposed construction site is 36,939 square feet. The height of the proposed retaining walls will be less than 15 feet. Lot coverage of 1.4 percent, drives and parking coverage of 3.2 percent, and landscaped areas of 95.4 percent will remain the same.

The existing slope in the area at the first tee box is approximately 30-feet high. The surface of the slope is mostly grassed. Mature trees are located along portions of the slope. Some trees were previously cut down and there are exposed tree stumps within the existing slope.

The primary goal of the project is to stabilize an existing steep slope that has suffered significant erosion with an upper stage retaining wall to an earthen slope with a grade not to exceed 2.5:1. The existing comfort station was demolished and will not be rebuilt. The private septic system that fed the comfort

station was decommissioned with the Board of Health and is no longer functioning. A stone-faced, pre-cast retaining wall will be constructed adjacent to the lower tee boxes for access to Hole 1 and for temporary golf cart parking. A granite stairway will provide access to the lowest tee box. The entire area will be landscaped.

## RECORD OF DISCUSSIONS

The Board held a public hearing on June 6, 2024. The public hearing was closed and Site Plan Approval was granted on June 6, 2024.

## FINDINGS OF FACT

### Zoning

The Zoning Bylaw provides, for each zoning district, requirements for the use of land and structures, as well as dimensional requirements for the land and structures erected upon the land.

In Single Residence Districts, no new building or structure shall be constructed or used, in whole or in part, and no building or structure, or part thereof, shall be altered, enlarged, reconstructed or used, and no land shall be used, for any purpose except one or more of the following specified uses:

1.	One-Unit Dwelling
1A.	Accessory Dwelling Unit
2.	Religious Purposes
3.	Educational Purposes
4.	Club, except a club the chief activity of which is a service customarily carried on as a business
5.	Agriculture, horticulture, floriculture, including the use of the premises for the sale of natural products raised thereon, subject to exceptions
6.	Home Occupations
7.	Such accessory uses as are customary in connection with the uses enumerated in clauses 1,2,3,4,5, or 6, and are incidental thereto
8.	Additional uses upon the granting of a special permit as provided in Section 6.3 of the Zoning Bylaw
9.	Air Navigation Facility
9A.	Additional uses that have been approved in writing by the Board of Health and by a majority vote at a Town Meeting
10.	Use by the Town of a building, structure or land for its Municipal Light Plant or Water Works Plant
11.	Conversion of a building and site previously used for a municipal purpose to a use permitted in Residential Districts

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## Site Plan Approval Standards

Section 6.3. D of the Zoning Bylaw requires that in order for a site plan approval to be granted, the Applicant must meet the conditions contained in the seven standards listed in Section 6.3. D.1 through D.7. The Board makes the following findings with respect to the Applicant's compliance with the required standards:

1. Vehicular Circulation - Circulation patterns do not create conditions that add to traffic congestion or accident potential on the site or in the surrounding area. The Board finds that the proposed construction does not involve vehicular circulation, so this condition is not applicable to the Project.
2. Driveways - New driveways are not less than 50 feet from street intersections; and have widths not less than the width of driveways specified in Section 5.17 of the Zoning Bylaw. The Board finds that the proposed construction does not involve driveways, so this condition is not applicable to the Project.
3. Vehicle Queuing Lanes - Vehicle queuing lanes have a width equal to or greater than nine feet; and that vehicle storage capacity and separation are provided so that vehicles will not encroach onto sidewalk areas or designated fire lanes, or interfere with the travel or maneuvering of other vehicles into and out of parking spaces, driveways or within the public way. The Board finds that the proposed construction does not involve vehicle queuing lanes, so this condition is not applicable to the Project.
4. Compatibility with Surroundings – Any modification of a premises resulting from the proposed use or structure which is the subject of the special permit is made compatible, to the extent required by the Special Permit Granting Authority with the existing natural and man-made features of the site and with the characteristics of the surrounding area; and that consideration is given to the protection of trees and other natural features. The Board finds that the Project is made compatible with the existing natural and man-made features of the Site and the surrounding area. The Board finds that compatibility with the surroundings meets the required standards.
5. Pedestrian Safety – Pedestrian and bicycle circulation is provided, in accordance with nationally recognized safety standards; and that separation, such as curbing, bollards or landscaped buffer areas, is provided between pedestrian areas and all areas open to vehicular traffic, such as parking spaces, vehicle queuing lanes and driveways. The Board finds that the proposed construction does not involve pedestrian safety, so this condition is not applicable to the Project.
6. Noxious Uses - The proposed use or activity is consistent with the provisions of Section 1.4.A and B. The Project does not involve noxious uses, so this condition is not applicable to the Project.
7. Intensity of Use - Any increase in: the number of vehicle trips, the number of employees or visitors, the number of parking spaces, the amount of energy used, or the volume of liquid or solid waste produced, likely to result from the proposed use or activity will not adversely affect the character of the site and its surrounding area. The Board finds that the proposed construction does not involve intensity of use, so this condition is not applicable to the Project.

## SUBMITTALS FROM THE APPLICANT

- Letter to Zoning Board of Appeals, dated March 28, 2024, from Allen & Major Associates, Inc., re: Slope Improvement Project – Wellesley Country Club
- Application for Site Plan Approval
- Plans and Submittal Checklist
- Development Prospectus

Plan Number	Drawing Title	Date of Issue	Prepared By	Date of Revision
	Cover Page	2/16/24	Allen & Major Associates, Inc.	
V-101	Existing Conditions	6/5/23	Norman I. Lipsitz, PLS	8/1/23, 10/19/23, 10/26/23
C-001	Site Locus Plot Plan	2/16/24	Allen & Major Associates, Inc.	3/13/24
C-102	Layout and Materials Plan	2/16/24	Philip L. Cordeiro, PE #47083	3/13/24
C-103	Grading & Drainage Plan	2/16/24	Philip L. Cordeiro, PE #47083	
C-104	Grading & Drainage Plan	2/16/24	Philip L. Cordeiro, PE #47083	3/13/24
C-105	Erosion Control Plan	2/16/24	Philip L. Cordeiro, PE #47083	3/13/24
C-501	Details	2/16/24	Philip L. Cordeiro, PE #47083	
L-101	Landscape Plan	2/16/24	Philip L. Cordeiro, PE #47083	3/7/24, 3/13/24
L-501	Landscape Notes & Details	2/16/24	Philip L. Cordeiro, PE #47083	3/13/24
L-502	Landscape Notes & Details	2/16/24	Philip L. Cordeiro, PE #47083	
L503	Paver Plan	2/16/24	Philip L. Cordeiro, PE #47083	3/13/24
Rendering	First Tee – Proposed Center View	2/29/24	Rob Bramhall Architects	
Rendering	First Tee – Proposed Side View	2/29/24	Rob Bramhall Architects	

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**SUBMITTALS ON BEHALF OF THE TOWN OF WELLESLEY:**

On March 7, 2024, James R. Claflin, Lieutenant of Fire Prevention, Wellesley Fire Department, reviewed the plans and had no opposition to the project.

On April 25, 2024, the Design Review Board reviewed the Project and voted unanimously to recommend approval of the application, as presented.

On May 7, 2024, the Planning Board reviewed the Project and recommended that Site Plan Approval be granted.

On June 3, 2024, George Saraceno, Assistant Town Engineer, reviewed the project and submitted comments.

**DECISION**

The Applicant has requested from the Board the issuance of a site plan approval subject to the Zoning Bylaw Section 5.6, §§ C.2. (a) and (b), authorizing the Applicant to construct the Project and a Special Permit subject to the Zoning Bylaw Section 3.8 for a major construction project in a Water Supply Protection District.

The Board has made a careful study of the materials submitted and the information presented at the hearing, and has documented the results of the study above. Based on the results of the study, on June 6, 2024, the Board voted unanimously to grant the site plan approval pursuant to Section 5.6 of the Zoning Bylaw for a major construction project subject to site plan review.

The Board's approval of the Site Plan for the Project is premised on the Applicant's and Project's compliance with the following conditions (the "Conditions"). All requirements imposed by the Conditions or this Site Plan Approval shall be applicable to the entity responsible for the administration of the Project regardless of whether the condition specifically identifies the Applicant, the responsible entity, or no entity as having responsibility for a particular condition.

The Board found that the Design and Operation Standards in Part F are adequately satisfied and not otherwise prohibited in Part D.1, of Section 3.8 of the Zoning Bylaw for Water Supply Protection Districts. Therefore, a Special Permit is granted for a major construction project in a Water Supply Protection District.

The record and conditions of Site Plan Approval, ZBA 2023-52, are hereby incorporated into this decision.

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## CONDITIONS

### General Conditions

1. By accepting this Site Plan Approval, the Applicant agrees to the terms, covenants and conditions and agreements contained herein. This Site Plan Approval shall expire one year from the date hereof unless construction has begun by that date. The Applicant may apply to the Board for reasonable extensions to this Site Plan Approval for good and sufficient reason.
2. Except for the relief granted by the Board as listed in this Site Plan Approval, the Applicant shall comply with all provisions of the Zoning Bylaw and general bylaws generally applicable to a project approved on June 6, 2024. No fees are waived in connection with the Project. Fees shall be those then in effect at the time of application for the permit or approval subject to the fee.
3. Contract documents, including working drawings and specifications for the Project shall undergo the usual and customary review and approvals of the Building Inspector, Board of Health, the Town Engineer, the Wetlands Protection Administrator or any other applicable local inspector or board.
4. The Applicant shall submit a letter from the Town Engineer stating that all of the comments have been addressed.
5. The Applicant shall establish a telephone number for receiving and responding to questions or concerns expressed by residents of the Town concerning the project construction activities or compliance with the Conditions of the Site Plan Approval. The telephone number will be provided to Town officials, and posted at the Site in a conspicuous location visible to the public.

### Construction Conditions

6. Trucks and construction vehicles on-site shall shut off engines when not in use, or when idling time exceeds five minutes.
7. During the period of construction, all deliveries of construction materials and equipment shall be made only on Monday through Friday no earlier than 8:00 a.m. and no later than 3:00 p.m. and between the hours of 9:00 a.m. and 2:00 p.m. on Saturday. Construction work may be performed on the Site Monday through Friday commencing not earlier than 8:00 a.m. and completing not

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later than 5:00 p.m. and between the hours of 8:00 a.m. and 4:00 p.m. on Saturday.

8. All construction and delivery vehicles entering and leaving the Site shall stop at an established construction exit for a wheel wash.
9. Refueling of construction equipment shall be performed with due consideration to spill prevention and control measures at a designated area on the Site.

### **Use Conditions**

10. The stormwater run-off and drainage system shall be operated and maintained in accordance with the Operations and Maintenance Plan. Operation and maintenance of the stormwater run-off and drainage system shall comply with the requirements of the Town's "Municipal Stormwater Drainage System Rules and Regulations". Copies of the Operations and Maintenance Plan Reports for the first two years shall be submitted to the Zoning Board of Appeals and the Town Engineer.
11. Landscaping shall be in conformance with the Landscape Plan and Landscape Details and shall be maintained, repaired, or replaced as needed by the Applicant. In the event that any new plantings die within two years of the completion of the construction, the Applicant will replace the failed plantings with like species and size as that shown in the Plant Schedule.
12. Approval is subject to the satisfaction of the Engineering Division that the drainage plan and phosphorus calculations are done in accordance with Department of Public Works (DPW) requirements.

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APPEALS FROM THIS DECISION,  
IF ANY, SHALL BE MADE PURSUANT  
TO GENERAL LAWS, CHAPTER 40A,  
SECTION 17, AND SHALL BE FILED  
WITHIN 20 DAYS AFTER THE DATE  
OF FILING OF THIS DECISION IN THE  
OFFICE OF THE TOWN CLERK.

*J. Randolph Becker (rm)*  
J. Randolph Becker, Chairman

*Robert W. Levy (rm)*  
Robert W. Levy

*David G. Sheffield (rm)*  
David G. Sheffield

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Applicant Wellesley Country Club  
Address 300 Wellesley Avenue

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In accordance with Section 11 of Chapter 40A of the Massachusetts General Laws, I hereby certify that twenty (20) days have elapsed after the within decision was filed in the office of the Town Clerk for the Town of Wellesley, and that no appeal has been filed, or that if such appeal has been filed, that it has been dismissed or denied.

Date:

Attest:

Cathryn Jane Kato  
Town Clerk

cc: Planning Board  
Inspector of Buildings  
lrm



Wellesley Country Club

02/29/2024

First Tee - Proposed Center View

**RBA** | ROB BRAMHALL ARCHITECTS

14 Park Street, Andover, Massachusetts 01810  
978-749-3663



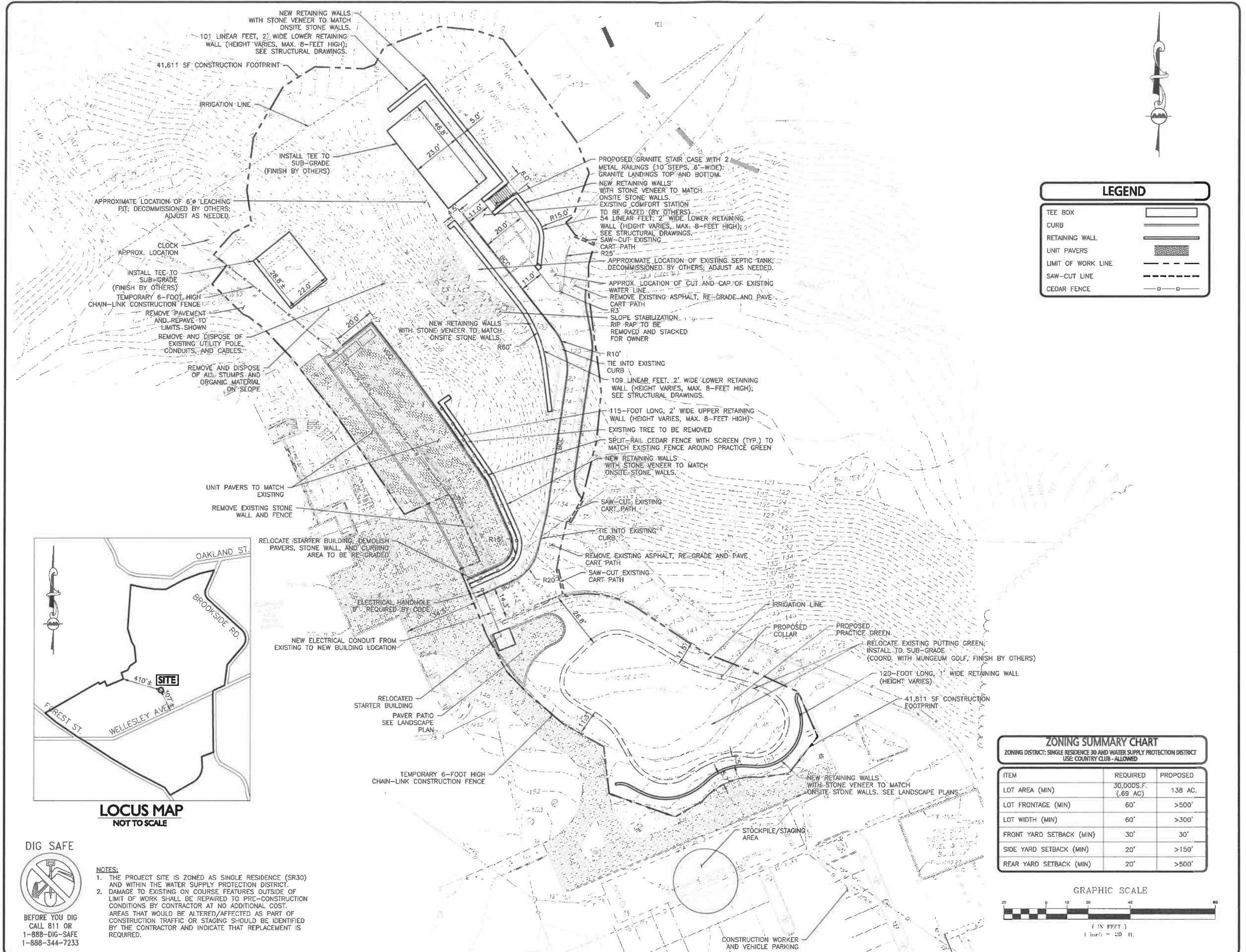
*Wellesley Country Club*

02/29/2024

First Tee - Proposed Side View

**RBA** | ROB BRAMHALL ARCHITECTS

14 Park Street, Andover, Massachusetts 01810  
978-749-3663



**ISSUED FOR  
BID ADDENDUM 1**  
ISSUED: 03-13-2024



Digitally signed by  
Philip Cordeiro  
Date: 2024.03.28  
15:08:25-04'00'

1	03-13-2024	BID ADDENDUM 1
REV	DATE	DESCRIPTION

APPLICANT/OWNER:  
WELLESLEY COUNTRY CLUB  
300 WELLESLEY AVENUE  
WELLESLEY, MA 02481

PROJECT:  
SLOPE IMPROVEMENT PROJECT  
WELLESLEY COUNTRY CLUB  
WELLESLEY, MA

PROJECT NO. 1828-021 DATE: 02-16-2024  
SCALE: 1" = 20' DWG. NAME: C-1828-021  
DESIGNED BY: BCD/IPS CHECKED BY: PLC

PREPARED BY:

**ALLEN & MAJOR  
ASSOCIATES, INC.**  
civil engineering • land surveying  
environmental consulting • landscape architecture  
www.allen-major.com

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